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# POPULATION AND EMPLOYMENT STATISTICS

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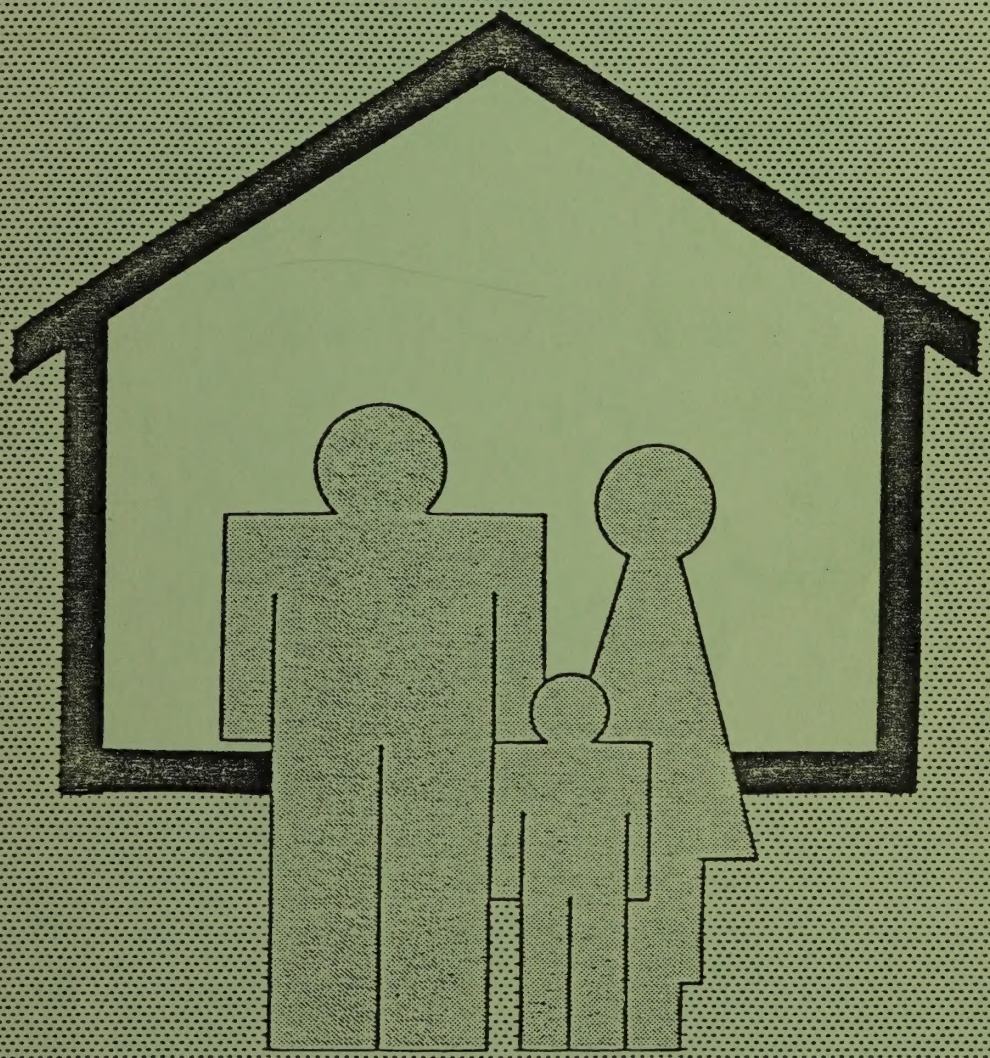

TOWN OF STONEY CREEK
PLANNING DEPARTMENT

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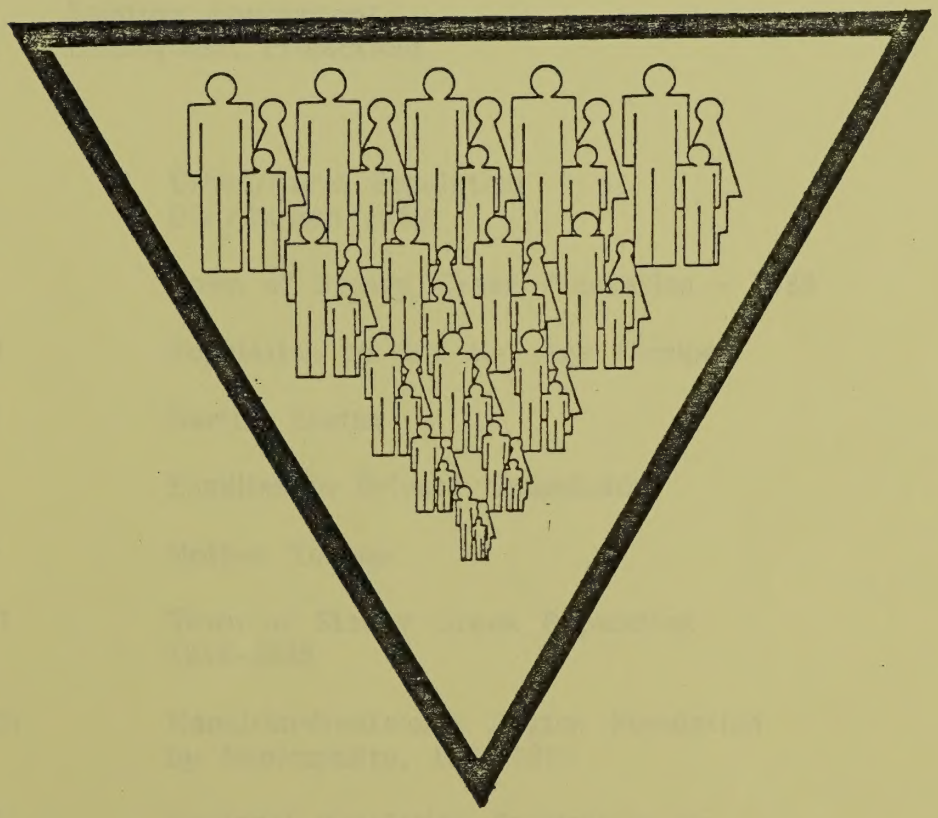
# POPULATION & EMPLOYMENT STATISTICS

# FOR THE TOWN OF STONEY CREEK



Prepared by
The Town of Stoney Creek
Planning Department
July, 1983

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# Figure 1
# Location of Stoney Creek

# INTRODUCTION

The purpose of this report is to present a detailed information package of population and employment statistics including past, present and future population and labour force matters. The information used is for the year 1982 since at the present time, this is the most up-to-date information available. This report is intended to assist developers, builders, commercial and industrial entrepreneurs, students and government agencies in obtaining reliable and up-to-date statistical information about the Town of Stoney Creek's population and employment picture.

The Town of Stoney Creek is centrally located within the area known as the "Golden Horseshoe" of Southern Ontario. The Town has convenient access to major transportation facilities such as highway, rail, air and water which link it readily to large industrial and commercial centres in Ontario and beyond. Located in the eastern portion of Hamilton-Wentworth Region, Stoney Creek comprises a total area of approximately 9700 hectares (24,000 acres) or 37 square miles. The Niagara Escarpment and the shoreline along Lake Ontario of 13 kilometres (8 miles), are the two major natural features that contribute to its aesthetic setting.

To provide a logical basis for the more detailed analysis of Stoney Creek, the Town has been divided into a system of Planning Areas. This sytem is designed to provide a framework for the administration of the Town's new Official Plan and for the successive stages of the Plan's implementation. It also forms a basis for the maintenance of a general filing system incorporating relevant economic and social statistics.

The Town is divided into nine "Planning Areas", with each consisting of common geographical, historical, and cultural elements that are unique to the

individual areas. For the implementation of further detailed planning of the Town's urban areas, a series of "Neighbourhoods" have been identified. The following is a brief description of the Town's Planning Areas:*

OLDE TOWN: an established urban community identified by its significant role as a traditional focal point of the Town.

WESTERN DEVELOPMENT AREA: a developing residential area heavily dominated by single family and semi-detached dwellings. This Planning Area is expected to accommodate a large proportion of new residential defelopment during the near future (1980 - 1986 period).

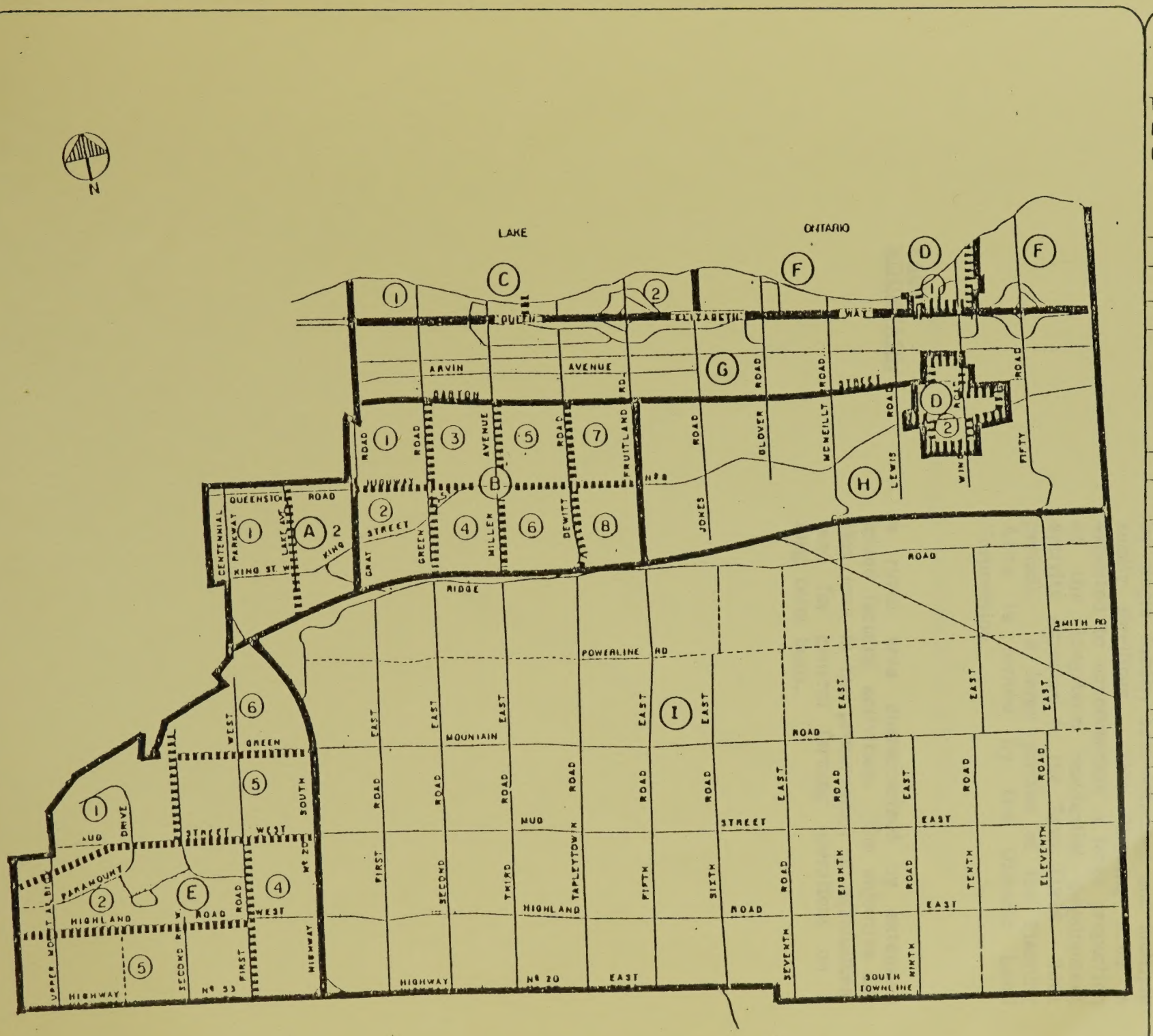
URBAN LAKESHORE: a developing water-oriented urban community characterized by its accessibility to the Queen Elizabeth Highway and the lakeshore amenities. This area is expected to include medium to high residential densities.

RURAL LAKESHORE: a rural area intended for uses such as public and private open space, water-oriented recreation facilities, highway and tourist commercial uses and limited residential uses including rural estate development.

WINONA URBAN COMMUNITY: a small urban community surrounded by a fruit growing area and characterized by its low density profile.

INDUSTRIAL: a developing industrial corridor consisting of approximately 717 hectares (1772 acres) of serviced and partly serviced industrial lands. This area is characterized by its easy access to transportation facilities leading to major urban centres.

*See Figure 2 "Planning Areas and Urban Residential Neighbourhoods" on page 3



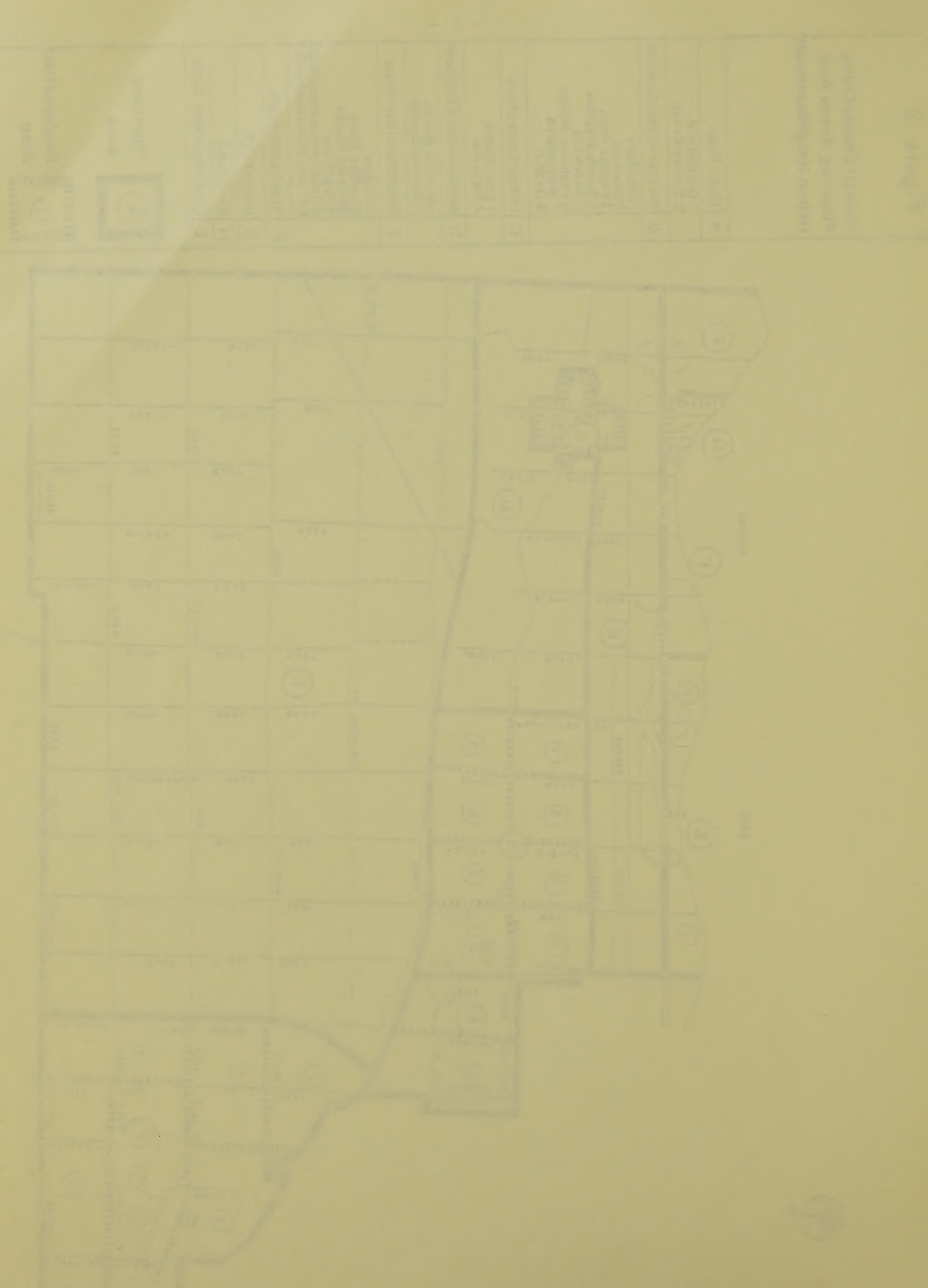

# Figure 2

Town Of Stoney Creek
Planning Areas And
Urban Neighbourhoods

| | |
|---|---|
| A | Olde Town |
| | 1 Battlefield<br>2 Stoney Creek |
| B | Western Development |
| | 1 Eastdale<br>2 Corman<br>3 Poplar Park<br>4 South Meadow<br>5 Guernsey<br>6 Highway Valley<br>7 Westmeria<br>8 DeWitt |
| C | Urban Lakeshore |
| | 1 Lakeshore<br>2 Bayview |
| D | Winona Urban Community |
| | 1 Winona North<br>2 Winona South |
| E | West Mountain Area |
| | 1 Albion<br>2 Valley Park<br>3 Green Fields<br>4 Highland<br>5 Green Mountain South<br>6 Green Mountain North |
| F | Rural Lakeshore |
| G | Industrial |
| H | Fruitland |
| I | East Mountain Area |

(A) Planning Area

(2) Neighbourhood Area

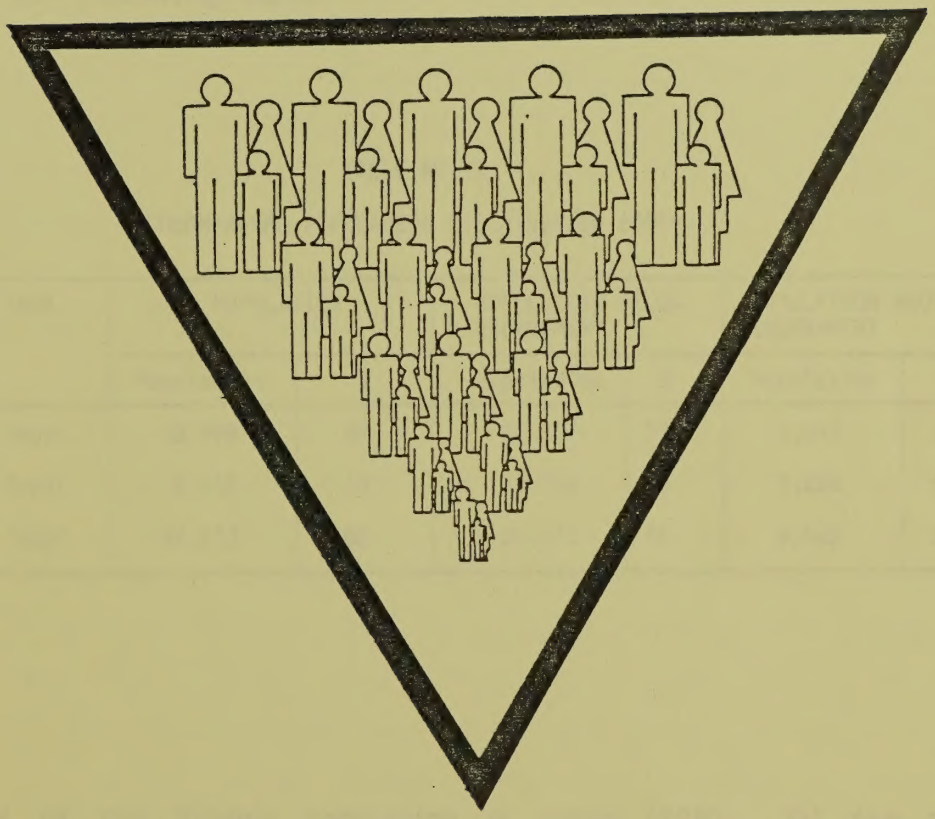


FRUITLAND: a rural area where the preservation of prime agricultural land for fruit production is to be encouraged.

WEST MOUNTAIN: a developing residential area characterized by single family, semi-detached and multiple family dwellings. This Planning Area is expected to accommodate a large proportion of the long-term residential development activity expected in the Town (1986 - 2001 period). A large portion of the Planning Area is owned by the Ontario Land Corporation.

EAST MOUNTAIN: a rural area characterized by extensive mixed farming activities. The objective for this area is the preservation of agricultural land for general farming operations on a long term basis.

# POPULATION



# I POPULATION

## 1.1 EXISTING POPULATION

In 1982 the population for the Town of Stoney Creek was 37,613.* The distribution of the Town's population between the urban and rural areas is indicated in the following table.

TABLE NO. I

URBAN/RURAL POPULATION DISTRIBUTION 1982*

| AREA | TOTAL POPULATION | | POPULATION BELOW ESCARPMENT | | POPULATION ABOVE ESCARPMENT | |
|---|---|---|---|---|---|---|
| | Population | % | Population | % | Population | % |
| Urban | 30,998 | 82 | 25,857 | 83 | 5,141 | 17 |
| Rural | 6,615 | 18 | 3,316 | 50 | 3,299 | 50 |
| Total | 37,613 | 100 | 29,173 | 78 | 8,440 | 22 |

The majority of the Town's population is urban (82%). Of the overall urban population, 83% (25,857) is located below the Escarpment with the remaining 17% (5141 persons) living above the Escarpment in the West Mountain Planning Area. The percentage of the Town's total population living in the Rural Areas is 18% or 6615 persons.

---

*Source: Regional Statistical Data System, December, 1982.

Table No. II, "Town of Stoney Creek Population, 1982", on page 8 indicates how the population is distributed throughout the Town by Planning Areas and Neighbourhoods.

During recent years the Town has experienced a substantial shift in population distribution. This shift is illustrated in Figure 3, "Change in Population, 1977-1982" on page 9. During the period 1977 - 1982 the Olde Town, Industrial, Rural Lakeshore, Winona, Fruitland, and the East Mountain Planning Areas were characterized by a declining population. The areas of significant population gain (increase of more than 500 people) in the period 1977 - 1982 were Poplar Park, Guernsey, South Meadow, Highway Valley, and DeWitt Neighbourhoods in the Western Development Planning Area, and Albion and Valley Park Neighbourhoods in the West Mountain Planning Area.

## 1.2 POPULATION DENSITY

The population density for the Town ranges from a low of less than 1 person per hectare (0.5 persons per acre) to a high of 35 persons per hectare (1.4 persons per acre). Figure 4 on page 10 illustrates the Town's population density by Planning Areas & Residential Neighbourhoods. The population density within the Rural Areas is less than 5 persons per hectare (2 persons per acre). The developing Urban Areas, such as DeWitt, Highway Valley, and Albion Neighbourhoods have a population density between 6 and 20 persons per hectare (2.4 & 8.0 per acre). The Urban Areas where residential development is approaching its full capacity, such as South Meadow and Poplar Park Neighbourhoods, have a population density ranging from 21 to 25 persons per hectare (8.4 & 10 per acre). The mature Urban Areas of the Town, namely Battlefield, Stoney Creek, Eastdale, and Corman Neighbourhoods have an average population density in excess of 26 persons per hectare (10.4 per acre).

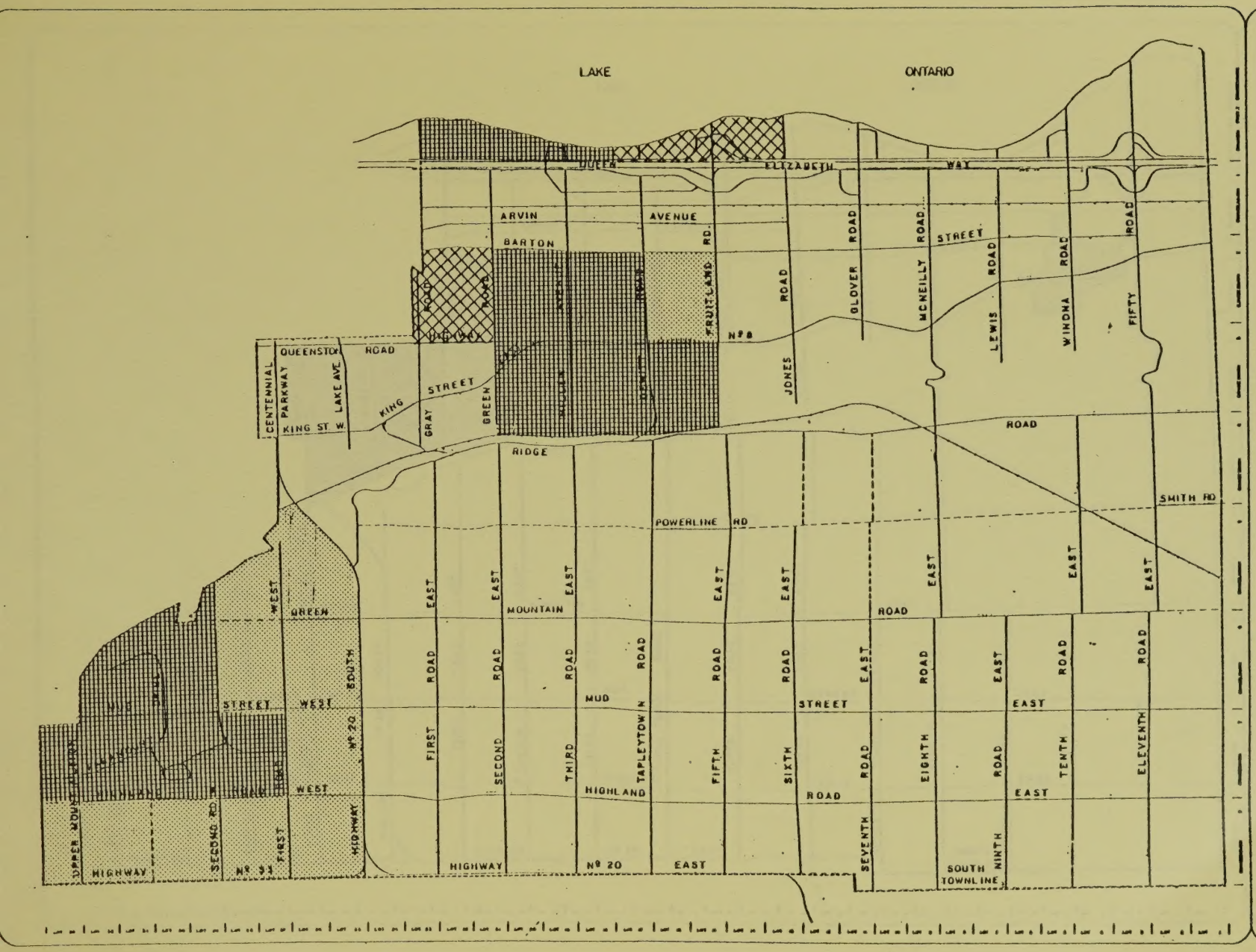
TABLE NO. II

TOWN OF STONEY CREEK

POPULATION - 1982

| Planning Area | Population | Area (ha) | Density (pop/ha) |
|---|---|---|---|
| OLDE TOWN | | | |
| 1. Battlefield | 5,043 | 172 | 30 |
| 2. Stoney Creek | 3,968 | 112 | 35 |
| Sub-total | 9,061 | 284 | 32 |
| WESTERN DEVELOPMENT | | | |
| 1. Eastdale | 2,782 | 95 | 29 |
| 2. Corman | 2,811 | 95 | 30 |
| 3. Poplar Park | 2,100 | 89 | 24 |
| 4. South Meadow | 2,265 | 91 | 25 |
| 5. Guernsey | 1,902 | 87 | 22 |
| 6. Highway Valley | 1,497 | 91 | 16 |
| 7. Westmeria | 280 | 85 | 3 |
| 8. DeWitt | 608 | 70 | 9 |
| Sub-total | 14,245 | 703 | 20 |
| URBAN LAKESHORE | | | |
| 1. Lakeshore | 1,197 | 83 | 14 |
| 2. Bayshore | 266 | 64 | 4 |
| Sub-total | 1,463 | 147 | 10 |
| WINONA URBAN COMMUNITY | | | |
| 1. Winona North | 347 | 64 | 5 |
| 2. Winona South | 850 | 70 | 12 |
| Sub-total | 1,197 | 134 | 9 |
| WEST MOUNTAIN | | | |
| 1. Albion | 2,002 | 202 | 10 |
| 2. Valley Park | 3,259 | 287 | 11 |
| 3. Green Fields | 323 | 279 | 1 |
| 4. Highland | 460 | 120 | 4 |
| 5. Green Mountain N. | 39 | 124 | - |
| 6. Green Mountain S. | 35 | 133 | - |
| Sub-total | 6,118 | 1,145 | 5 |
| RURAL LAKESHORE | 413 | 234 | 2 |
| INDUSTRIAL | 1,088 | 717 | 2 |
| FRUITLAND | 1,706 | 1,013 | 2 |
| EAST MOUNTAIN | 2,322 | 5,312 | - |
| TOTAL | 37,613 | 9,689 | 4 |

Source: 1982 Regional Statistical Data Centre.
Compiled according to 1982 Town Records.




# FIGURE 3

## CHANGE IN POPULATION 1977–1982

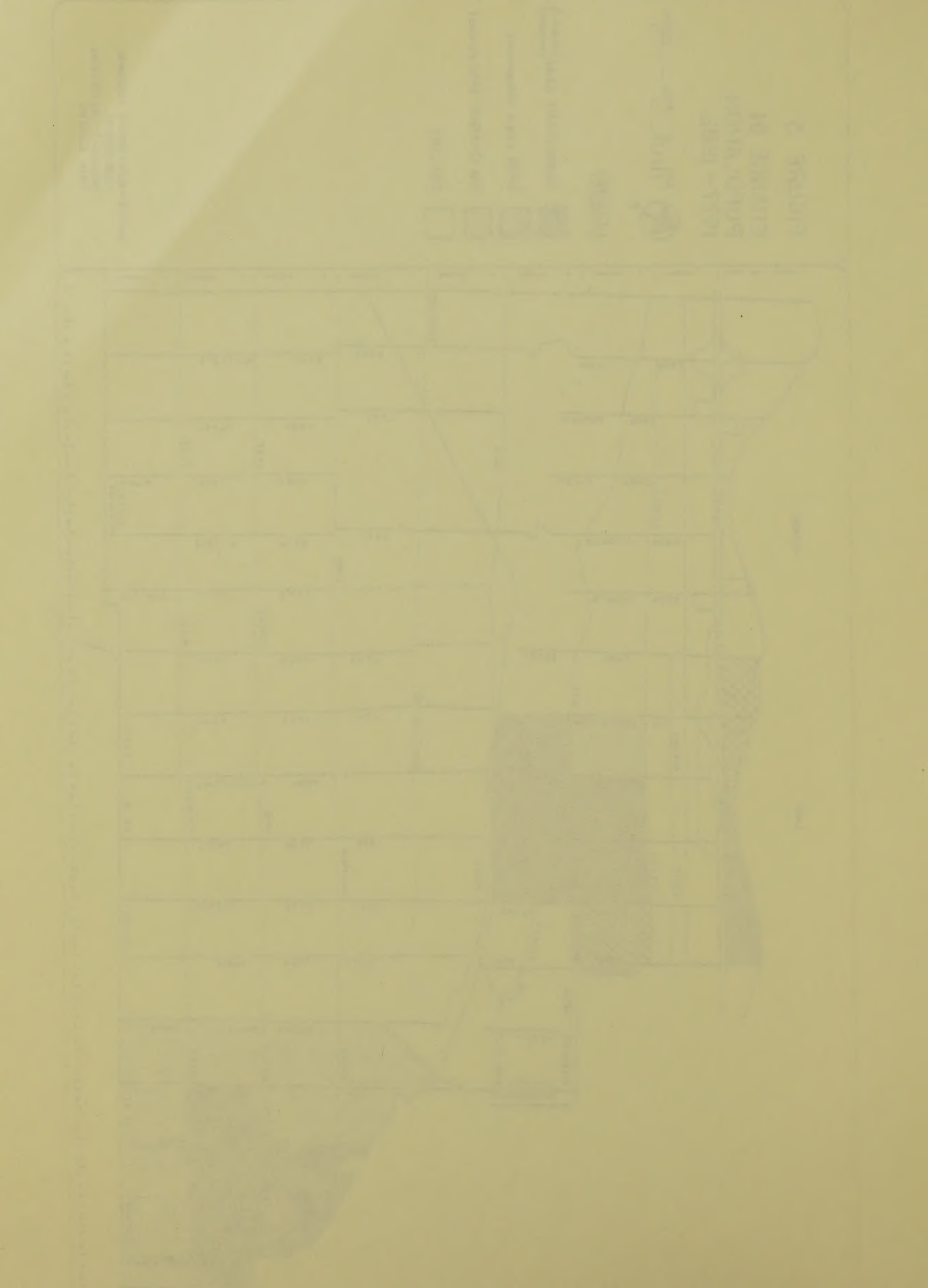
500 0 500 1500m.

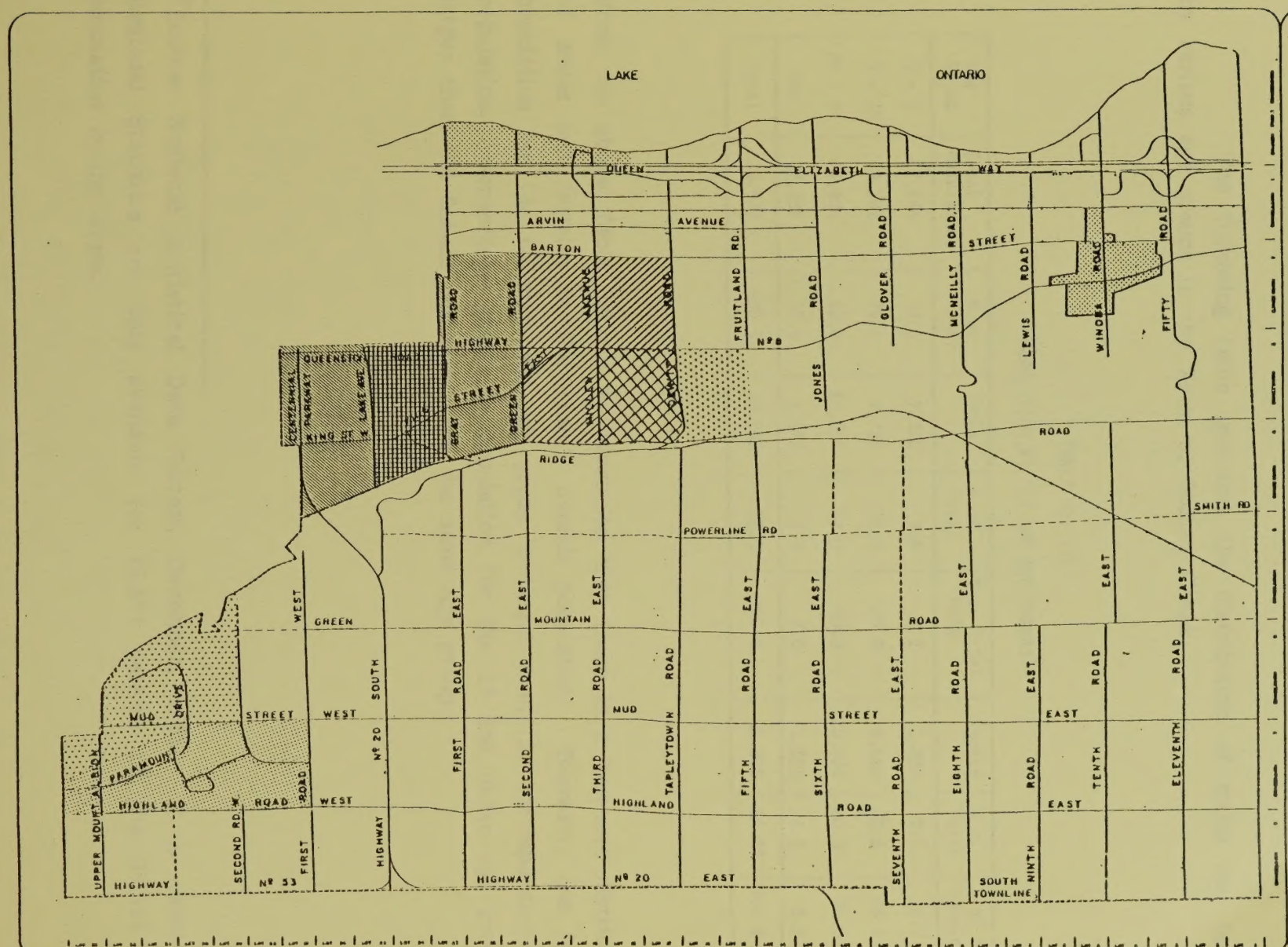
N

LEGEND

- SIGNIFICANT GAIN (500+ persons)
- GAIN (50 to 500 persons)
- NO CHANGE (±50 persons)
- DECLINE

SOURCE • WENTWORTH REGIONAL ASSESSMENT
• REGIONAL STATISTICAL DATA CENTRE






# FIGURE 4
# POPULATION DENSITY – 1982

500 0 500 1500m.

LEGEND

- 0 TO 5 persons/ha.
- 6 TO 10 persons/ha.
- 11 TO 15 persons/ha.
- 16 TO 20 persons/ha.
- 21 TO 25 persons/ha.
- 26 TO 30 persons/ha.
- 31 PLUS persons/ha.

SOURCE: 1982 REGIONAL STATISTICAL DATA CENTRE

## 1.3 POPULATION BY SEX AND AGE GROUPS

The following table indicates the distribution of males and females by various age groups in the Town of Stoney Creek.

TABLE NO. III

POPULATION BY SEX AND AGE GROUPS*

| Age Group | Total Population | % of Total | Male | % of Total | % of Total Male | Female | % of Total | % of Total Female |
|---|---|---|---|---|---|---|---|---|
| 0 - 4 | 2,544 | 7.0 | 1,310 | 3.6 | 7.2 | 1,234 | 3.4 | 6.7 |
| 5 - 19 | 9,302 | 25.4 | 4,722 | 12.9 | 25.8 | 4,580 | 12.5 | 25.0 |
| 20 - 64 | 21,930 | 60.0 | 10,956 | 30.0 | 60.0 | 10,974 | 30.0 | 50.0 |
| 65+ | 2,795 | 7.6 | 1,277 | 3.5 | 7.0 | 1,518 | 4.1 | 8.3 |
| Total | 36,571 | 100 % | 18,265 | 50.0 | 100 % | 18,306 | 50.0% | 100 % |

From the above Table, it can be concluded that there is a balanced distribution of males and females in the Town's overall population. However, the female population for the 65 and over age group is larger than the corresponding male population. Conversely, the male population for the 19 and under age group is larger than the female population for the same age group.

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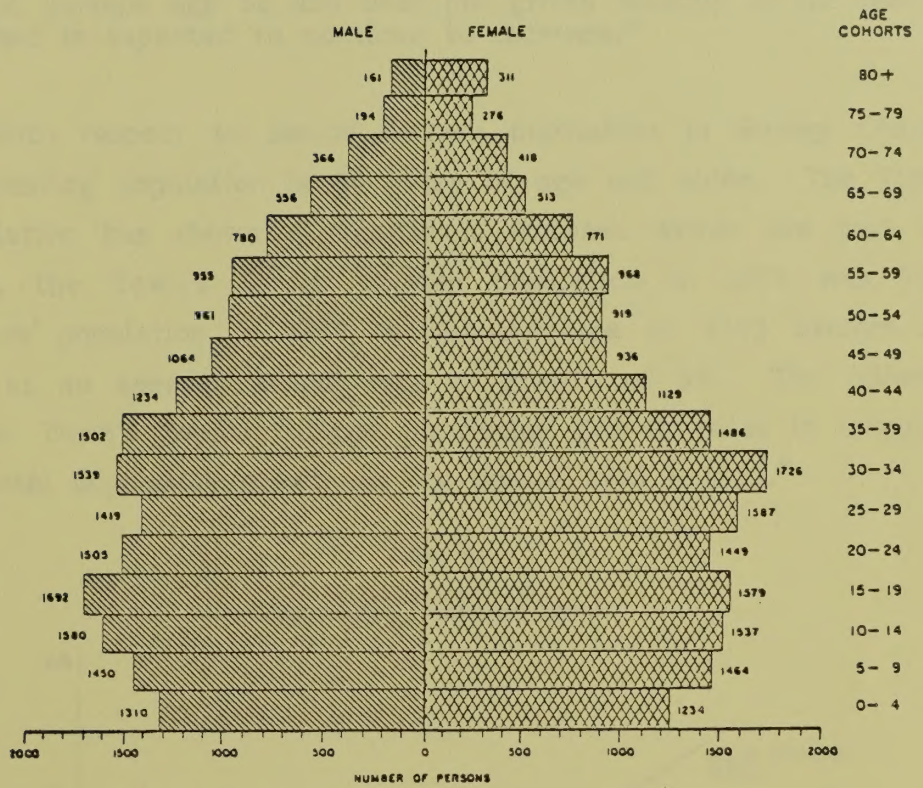
*Source: Regional Statistical Data System, December, 1982. It is noted that Regional Statistics are only available for 36,571 persons of the 37,613 total population in the Town.

The following figure illustrates the Town's 1982 population by age groups.

FIGURE 5

POPULATION PYRAMID - 1982




The narrow base of the Town's population pyramid is characteristic of a population with a declining birth rate. However, the large proportion of individuals in the upper part of the pyramid indicates that the increase in life expectancy as well as the in-migration of people into Stoney Creek is sufficient to offset this decline.

The 25-44 age group comprises a high proportion of the Town's 1982 population pyramid. In this respect, the Housing Needs Study* states the following:

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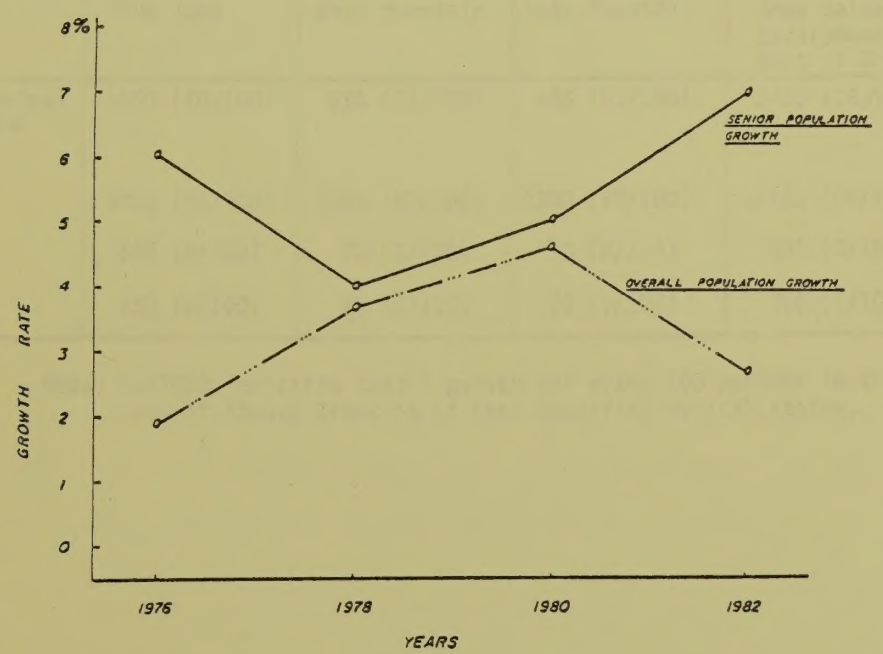
*This Study was prepared by Woods Gordon and approved by Town Council on May 13, 1980.

"because the bulk of the Town's future population growth will continue to be the result of in-migration, young adults will continue to comprise a high proportion of the population. The addition of new job opportunities in the Town should help increase the proportion of population in this 25-54 age group. With the decline of birth rates experienced over the past ten years, the proportion of population age 14 and under has dropped. This decline is projected to continue, although at a slower rate. Conversely, the proportion of persons age 55 and over has grown steadily in the past ten years and is expected to continue to increase."

With respect to Senior Citizen population in Stoney Creek, 12% of the Town's existing population is 60 years of age and older. The Town's Senior Citizen population has shown a significant increase within the past few years. To illustrate, the Town's Senior Citizen population in 1976 was 3208. The current Seniors' population is 4370, a net increase of 1162 Seniors in the six year period, at an average annual rate of growth of 6%. The following figure illustrates the Town's Senior Citizen population growth rates in comparison with the Town's total population growth in the period 1976 - 1982.*

FIGURE 6

SENIOR CITIZENS' AND
TOWN'S OVERALL POPULATION GROWTH




*Source: Regional Statistical Data System, December, 1982. ("Senior Citizens" refers to persons 60 years of age and older).

Figure #6 shows that the Town's Seniors' population has grown faster than the Town's total population in the last few years. This significant increase shows that the Town's Seniors' population is becoming larger and younger every year.

## 1.4 MARITAL STATUS

Table No. IV below, indicates the population distribution by marital status of the people 15 years of age and over in Stoney Creek.* In the Town, 52 persons in every 100 persons are married, 17 persons in every 100 persons are single, 3 in every 100 are widowed, and 1 in every 100 are divorced.

TABLE NO. IV

MARITAL STATUS*

| Marital Status | Olde Town | West Mountain | East Mountain | Area Below Escarpment East of Gray Rd. | Town of Stoney Creek |
|---|---|---|---|---|---|
| Single (Never married) (15 yrs. of age and over) | 1850 (20/100) | 620 (11/100) | 495 (21/100) | 3420 (18/100) | 6385 (17/100) |
| Married | 5030 (54/100) | 2980 (52/100) | 1230 (53/100) | 10485 (54/100) | 19725 (52/100) |
| Widowed | 555 (6/100) | 75 (1/100) | 50 (2/100) | 595 (3/100) | 1275 (3/100) |
| Divorced | 230 (2/100) | 45 (1/100) | 20 (1/100) | 200 (1/100) | 495 (1/100) |

Note: (1/100) indicates that 1 person per every 100 persons in that particular part of Stoney Creek is of that specified marital status.

*Source: Statistics Canada, 1981 Census of Canada, Catalogue 95-911 (Volume 3 - Profile Series A)

## 1.5 FAMILIES IN PRIVATE HOUSEHOLDS

The 1981 Canada Census also collected data on the type of family living in private households in Stoney Creek. The types of family identified are: husband-wife family, one-parent family, and non-family persons. Table No. V, "Families in Private Households" below, illustrates the nature of family formation by the various Planning Areas in Stoney Creek.*

TABLE NO. V

FAMILIES IN PRIVATE HOUSEHOLDS

| Type of Family | Olde Town | West Mountain | East Mountain | Area Below Escarpment East of Gray Rd. | Town of Stoney Creek |
|---|---|---|---|---|---|
| Husband-Wife | 2370 (60%) | 1450 (82%) | 600 (76%) | 5065 (77%) | 9485 (73%) |
| One-Parent Families | 325 (8%) | 85 (5%) | 30 (4%) | 325 (5%) | 765 (6%) |
| Non-Family Persons | 1260 (32%) | 235 (13%) | 155 (20%) | 1170 (18%) | 2820 (22%) |
| Total | 3955 (100%) | 1770 (100%) | 785 (100%) | 6560 (100%) | 13070 (100%) |

The Olde Town Planning Area has the lowest proportion in the Town of husband-wife families (60%), and the highest proportion of one-parent families and non-family persons, 8% and 32% respectively. At the other extreme, the West Mountain has the highest proportion of husband-wife families in the Town (82%) and the lowest proportion of one-parent families (5%).

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*Source: Statistics Canada, 1981 Census of Canada, Catalogue 95-911 (Vol 3 - Profile Series A).

## 1.6 MOTHER TONGUE

The following table indicates the mother tongue of the residents of Stoney Creek.*

TABLE NO. VI

MOTHER TONGUE

| Mother Tongue | Olde Town | West Mountain | East Mountain | Area Below Escarpment East of Gray Rd. | Town of Stoney Creek |
|---|---|---|---|---|---|
| English | 7790 (85%) | 4805 (84%) | 1610 (69%) | 13,650 (70%) | 27,855 (76%) |
| Italian | 210 (2%) | 185 (3%) | 240 (10%) | 2,195 (11%) | 2,830 (8%) |
| French | 145 (2%) | 105 (2%) | 45 (2%) | 325 (2%) | 620 (2%) |
| German | 130 (1%) | 75 (1%) | 60 (3%) | 430 (2%) | 695 (2%) |
| Ukrainian | 175 (2%) | 45 (1%) | 65 (3%) | 360 (2%) | 645 (2%) |
| Polish | 130 (1%) | 45 (1%) | 50 (2%) | 360 (2%) | 585 (1%) |
| Other | 655 (7%) | 440 (8%) | 265 (11%) | 2165 (11%) | 3525 (10%) |
| Total | 9235 (100%) | 5700 (100%) | 2335 (100%) | 19485 (100%) | 36755 (100%) |

The Olde Town and West Mountain are largely English in terms of mother tongue (approximately 85% of their total population). The East Mountain and the area below the escarpment east of Gray Road has a lower proportion of people indicating that their mother tongue is English. The number of people in the Town indicating that their mother tongue was Italian (8%) ranked second behind those indicating English. The mother tongues of French, German, and Ukrainian each comprised 2% of the Town's total population, while Polish comprised 1%. The remaining 10% was classified as "other" by the 1981 Census of Canada.

*Source: Statistics Canada, 1981 Census of Canada, Catalogue 95-911 (Vol. 3 - Profile Series A).

TABLE NO. VII

TOWN OF STONEY CREEK

POPULATION 1946 - 1982

| YEAR | THE FORMER TOWN OF STONEY CREEK | THE FORMER TOWNSHIP OF SALTFLEET | TOTAL | GROWTH RATE PER YEAR % | AVERAGE GROWTH RATE PER FIVE YEARS % |
|---|---|---|---|---|---|
| 1946 | 1,167 | 8,053 | 9,220 | -- | |
| -- | -- | -- | -- | -- | |
| -- | -- | -- | -- | -- | |
| 1949 | 1,395 | 7,564 | 8,959 | -- | |
| 1950 | 1,554 | 8,375 | 9,929 | 10.8 | 1.5 |
| 1951 | 1,703 | 9,450 | 11,153 | 12.3 | |
| 1952 | 1,805 | 10,367 | 12,172 | 9.1 | |
| 1953 | 1,850 | 11,649 | 13,499 | 10.9 | |
| 1954 | 2,563 | 12,996 | 15,559 | 15.3 | |
| 1955 | 3,158 | 13,983 | 17,141 | 10.2 | |
| 1956 | 3,845 | 13,067 | 16,912 | -1.3 | 10.3 |
| 1957 | 4,847 | 14,528 | 19,315 | 14.6 | |
| 1958 | 5,379 | 14,523 | 19,902 | 2.7 | |
| 1959 | 5,859 | 15,412 | 21,271 | 6.9 | |
| 1960 | 5,974 | 15,870 | 21,844. | 2.7 | |
| 1961 | 6,130 | 16,389 | 22,519 | 3.1 | 3.2 |
| 1962 | 6,521 | 16,750 | 23,271 | 3.3 | |
| 1963 | 6,726 | 17,089 | 23,815 | 2.3 | |
| 1964 | 6,765 | 17,276 | 24,032 | 0.9 | |
| 1965 | 7,235 | 17,672 | 24,907 | 3.6 | |
| 1966 | 7,397 | 18,233 | 25,629 | 2.9 | 2.0 |
| 1967 | 7,578 | 18,165 | 25,743 | 0.4 | |
| 1968 | 7,561 | 18,228 | 25,789 | 0.2 | |
| 1969 | 7,686 | 18,472 | 26,158 | 1.4 | |
| 1970 | 8,193 | 18,846 | 27,039 | 3.4 | |
| 1971 | 8,364 | 18,648 | 27,012 | -0.1 | 1.0 |
| 1972 | 8,458 | 19,715 | 28,173 | 4.3 | |
| 1973 | 8,450 | 19.910 | 28,360 | 0.7 | |
| 1974 | -- | -- | 29,281 | 3.2 | |
| 1975 | -- | -- | 30,011 | 2.5 | |
| 1976 | -- | -- | 30,366 | 1.2 | 1.6 |
| 1977 | -- | — | 32,099 | 5.7 | |
| 1978 | -- | -- | 32,628 | 1.6 | |
| 1979 | -- | -- | 33,896 | 3.9 | |
| 1980 | -- | -- | 35,877 | 5.8 | |
| 1981 | -- | -- | 36,863 | 2.8 | 3.0 |
| 1982 | -- | -- | 37,613 | 2.0 | |

SOURCES:
- Regional Assessment Data - Ministry of Revenue
- "Municipal Financial Report" for the Former Town of Stoney Creek and Saltfleet.
- "The Township of Saltfleet Official Plan" Office Consolidation 1969.
- 1981 Population Estimates From 1980 Assessment Data Updated According to Town's 1981 Records.

## 1.7 POPULATION TRENDS

Table No. VII, "Town of Stoney Creek Population 1946 - 1982", on page 17 shows the population for the period 1946 - 1982 for the former Town of Stoney Creek and the former Township of Saltfleet. From this Table it can be concluded that the two municipalities experienced substantial population growth since 1946, having a net increase of 28,393 persons from June, 1946 to December, 1982. This significant growth has resulted even though the former Township of Saltfleet experienced a number of annexations resulting in a loss of land and population to the City of Hamilton. In the thirty-six year period, the two municipalities which now form the new Town of Stoney Creek have more than quadrupled their original population with an average growth rate of approximately 3% per year.

In 1974, with the creation of the Regional Municipality of Hamilton-Wentworth, the two above-noted municipalities became the Town of Stoney Creek. Since the creation of the Region, Stoney Creek has proven to be the fastest growing Area Municipality, having the highest population growth rate in the Hamilton-Wentworth Region. Table No. VIII below, shows the Regional population by Area Municipality for this period (1976 - 1982).

TABLE NO. VIII

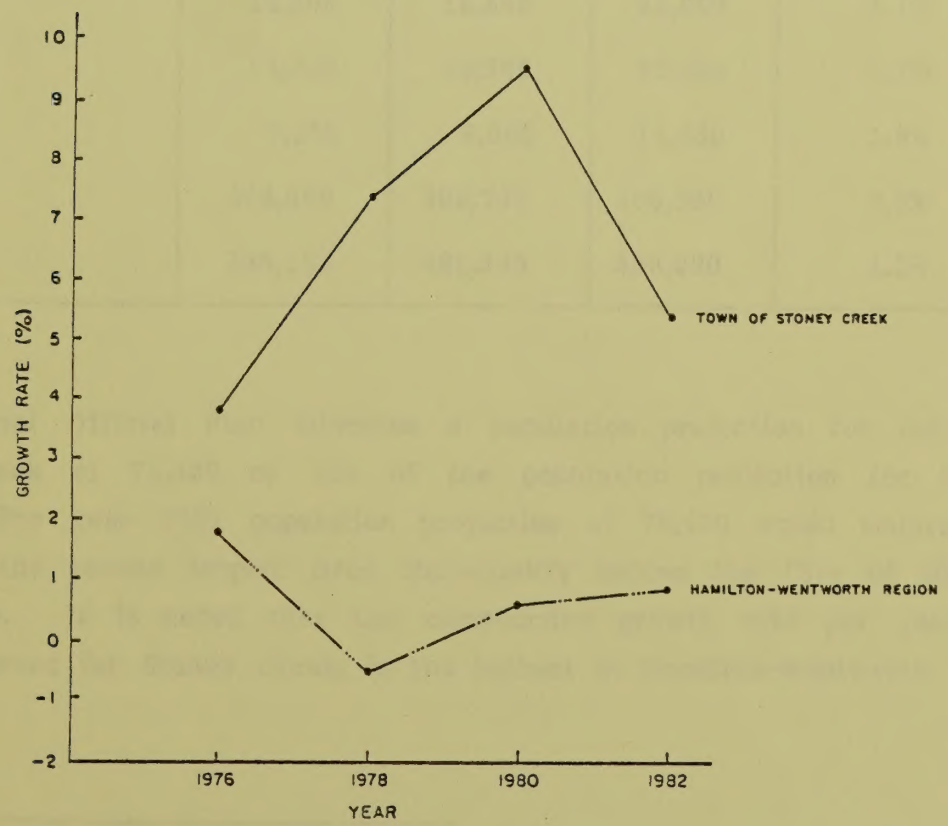
HAMILTON-WENTWORTH REGION POPULATION
BY MUNICIPALITY 1974 - 1982*

| Municipality | 1974 | 1976 | 1978 | 1980 | 1982 | Average Growth Rate |
|---|---|---|---|---|---|---|
| Stoney Creek | 29,256 | 30,366 | 32,628 | 35,639 | 37,613 | 6.50 |
| Hamilton | 306,671 | 312,162 | 307,964 | 306,640 | 308,146 | 0.13 |
| Ancaster | 14,347 | 14,180 | 14,073 | 14,294 | 14,780 | 0.59 |
| Dundas | 19,078 | 19,212 | 19,129 | 19,501 | 19,528 | 0.59 |
| Flamborough | 22,557 | 23,364 | 23,747 | 24,234 | 24,610 | 2.20 |
| Glanbrook | 10,023 | 10,047 | 9,945 | 9,737 | 9,549 | -1.20 |
| Hamilton-Wentworth | 401,932 | 409,331 | 407,486 | 410,045 | 414,226 | 0.76 |

From Figure 7, it can be concluded that the Region as a whole has had a slow population increase in the period 1974 - 1982. The drop in the Town's population growth curve in the two year period 1980 - 1982 is explained by prevailing economic conditions during this period, e.g., high interest rates which resulted in a slowing of house construction. However, during this period, the Town still enjoyed a healthy population increase. Furthermore, the Regional population growth over this period was primarily based upon the Town of Stoney Creek's population growth.

FIGURE 7

TOWN OF STONEY CREEK
AND
REGIONAL POPULATION GROWTH RATES
1976 - 1982



## 1.8 POPULATION PROJECTIONS

The Regional Official Plan approved September 1982, identifies projected populations for the Region and for each Area Municipality as a general guide for planning future development. These projections are shown in the following Table:

TABLE NO. IX

REGIONAL POPULATION PROJECTIONS BY AREA MUNICIPALITY*

| Area Municipality | 1961 | 1971 | 2001 | Compounded Growth Rate Per Year (1971-2001) |
|---|---|---|---|---|
| Stoney Creek | 22,470 | 27,400 | 75,400 | 5.8% |
| Flamborough | 18,200 | 21,000 | 26,000 | 0.8% |
| Dundas | 12,900 | 18,600 | 25,000 | 1.1% |
| Ancaster | 13,340 | 15,200 | 23,000 | 1.7% |
| Glanbrook | 7,270 | 9,900 | 14,600 | 1.6% |
| Hamilton | 274,000 | 309,200 | 386,000 | 0.8% |
| Region | 348,180 | 401,300 | 550,000 | 1.2% |

The Regional Official Plan allocates a population projection for the Town of Stoney Creek of 75,400 or 14% of the population projection for the entire Region. The year 2001 population projection of 75,400 would maintain Stoney Creek as the second largest Area Municipality behind the City of Hamilton in the Region. It is noted that the compounded growth rate per year (1971 - 2001) projected for Stoney Creek, is the highest in Hamilton-Wentworth Region.

* Source: Hamilton-Wentworth Regional Official Plan.

In April, 1980, a Housing Needs Study was completed for the Town of Stoney Creek by Woods Gordon, which Study included population projections for the Town. These population projections are summarized in the following table:

TABLE NO. X

WOODS GORDON POPULATION PROJECTIONS
BY PLANNING AREA

| PLANNING AREA | 1982 | 1986 | 2001 |
|---|---|---|---|
| Olde Town | 9,061 | 9,200 | 9,300 |
| Western Development | 14,245 | 15,000 | 18,000 |
| Urban Lakeshore | 1,463 | 3,000 | 6,700 |
| Winona Urban Community | 1,197 | 1,600 | N/P |
| West Mountain | 6,118 | 6,200 | 14,300 |
| Rural Lakeshore | 413 | N/P | N/P |
| Industrial | 1,088 | N/P | N/P |
| Fruitland | 1,706 | N/P | N/P |
| East Mountain | 2,322 | N/P | N/P |
| Total | 37,613 | 40,500 | 55,000 |

*Note: N/P - No figures projected by the Housing Needs Study by Woods Gordon.

The Housing Needs Study projected an average annual growth rate for the Town of 2.6% for the period 1980 - 1986, and 2.1% for the period 1986 - 2001. The Town's projected population by Woods Gordon is 27% lower than the projected population of the Regional Official Plan for Stoney Creek.

The Woods Gordon projection for Stoney Creek may prove to be low. The Heritage Green Community Plan Study* projects a population of 25,300 for the entire West Mountain Area by the year 2001. While the Woods Gordon study population projection for this area for the year 1986 is 6200, the actual population of 6118 in the West Mountain Area has almost reached this projection. The potential population for the West Mountain Planning Area is presently being reviewed by the Town's Planning Staff. Moreover, the Woods Gordon projection does not include a population forecast for Winona. In this respect, a population projection for the Winona Urban Community of 3,000 persons was approved by Town Council in October, 1981.

The two above-mentioned population projections, one by the Regional Official Plan and the other by Woods, Gordon, represent a high and a low forecast for the Town. The ultimate population for the year 2001 in Stoney Creek depends greatly on the population that will actually live in the West Mountain Planning Area.

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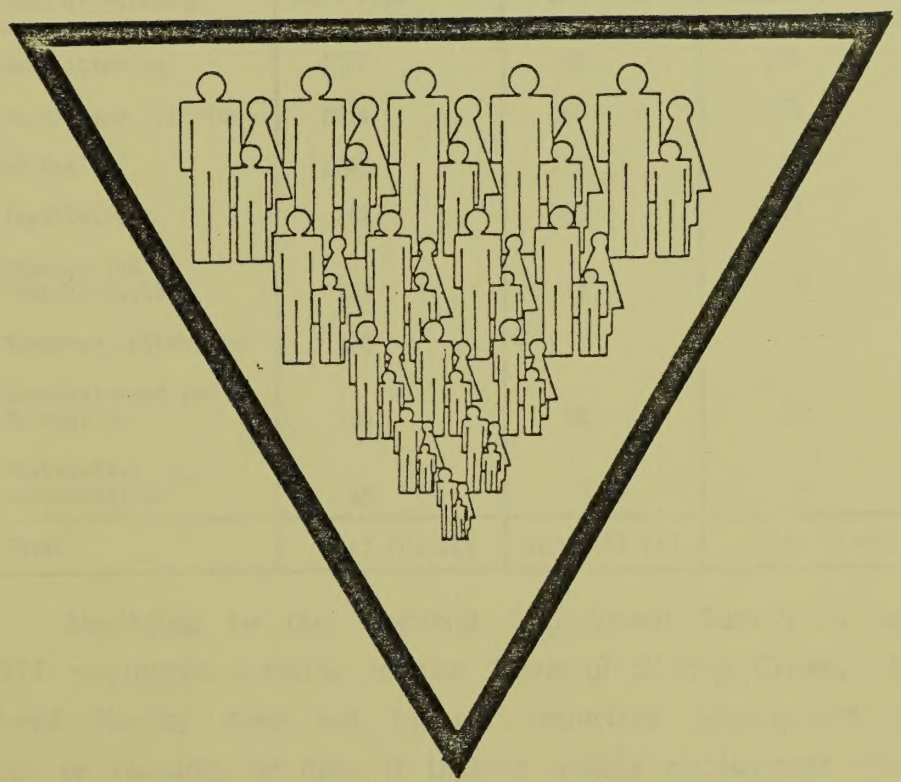
*This Study was completed for the Ontario Land Corporation in April, 1981 by Underwood McLellan.

# EMPLOYMENT



# II EMPLOYMENT

## 2.1 EXISTING EMPLOYMENT

The Regional Municipality of Hamilton-Wentworth undertook an Employment Survey in the Summer of 1982 to estimate the number of employees working in the Region by type of activity.* The following Table illustrates existing employment in Stoney Creek as identified by the Regional Survey.

TABLE NO. XI

EMPLOYMENT BY TYPE OF ACTIVITY*

| Type of Activity | Full Time | Part Time | Seasonal | Total |
|---|---|---|---|---|
| Manufacturing | 4377 | 68 | 296 | 4741 (41.7%) |
| Retail and Service | 2215 | 860 | 175 | 3250 (28.6%) |
| Office | 1703 | 121 | 45 | 1869 (16.4%) |
| Institutions | 762 | 152 | 14 | 928 (8.1%) |
| Storage and Transportation | 242 | 11 | 3 | 256 (2.2%) |
| Resource Extraction | 170 | - | - | 170 (1.5%) |
| Entertainment and Recreation | 38 | 60 | 13 | 111 (1.0%) |
| Residential Accommodation** | 45 | 7 | - | 52 (0.5%) |
| Total | 9552 (84.0%) | 1234 (11.2%) | 546 (4.8%) | 11377 (100%) |

According to the Regional Employment Survey in July, 1982, there were 11,377 employees working in the Town of Stoney Creek. It is noted that the Regional Survey does not include important employment groups such as construction or farming, or does it include mobile employment whose parent firms are located in Stoney Creek. Therefore, the number of people identified by the Survey as total employees working in Stoney Creek is under-estimated. The largest number of employees in the Town (42%) are concentrated in Manufacturing activities. Retailing and services and office activities also make up a large proportion of the Town's employment (29% and 16% respectively).

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*1982 Employment Survey (Preliminary Data) Information and Special Studies Section, Hamilton-Wentworth Regional Planning & Development Dept.

** Residential Accommodation refers to those employed in such activities as homes for the aged & nursing homes.

The following table illustrates the male and female employees working in Stoney Creek by Planning Areas:

TABLE NO. XII

MALE & FEMALE EMPLOYEES BY PLANNING AREAS

| PLANNING AREA | FULL TIME | | PART TIME | | SEASONAL | | Male | % of Male | Female | % of Female | Total | % of Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Male | Female | Male | Female | Male | Female | | | | | | |
| Olde Town | 701 | 842 | 190 | 518 | 37 | 78 | 928 | 39.2 | 1438 | 60.8 | 2366 | 20.8 |
| Western Development | 341 | 298 | 51 | 111 | 14 | 12 | 406 | 49.1 | 421 | 50.9 | 827 | 7.3 |
| Urban Lakeshore | 2 | 1 | - | - | - | - | 2 | 66.7 | 1 | 33.3 | 3 | - |
| Winona Urban Community | 14 | 17 | 3 | 13 | - | - | 17 | 36.2 | 30 | 63.8 | 47 | 0.4 |
| West Mountain | 96 | 103 | 12 | 40 | 6 | 4 | 114 | 43.7 | 147 | 56.3 | 261 | 2.3 |
| Rural Lakeshore | 12 | 7 | 1 | 7 | 6 | 4 | 19 | 51.4 | 18 | 48.6 | 37 | 0.3 |
| Industrial | 4577 | 1621 | 60 | 119 | 86 | 98 | 4723 | 72.0 | 1838 | 28.0 | 6561 | 57.7 |
| Fruitland | 410 | 269 | 23 | 75 | 96 | 65 | 529 | 56.4 | 409 | 43.6 | 938 | 8.2 |
| East Mountain | 166 | 66 | 27 | 38 | 12 | 28 | 205 | 60.8 | 132 | 39.2 | 337 | 3.0 |
| Total | 6319 | 3224 | 367 | 921 | 257 | 289 | 6943 | 61.0 | 4434 | 39.0 | 11377 | 100.0 |

The above table indicates that of the total number of people employed in the Town, 6943 (61%) are male and 4434 (39%) are female. A total of 9552 (84.0%) are full-time employees, 1279 (11.2%) are part-time, and 546 (4.8%) are seasonal employees.

The Industrial Area and the Olde Town have the highest proportion of the Town's total number of employees, i.e.,57.7% and 20.8% respectively.

## 2.2 EMPLOYMENT PROJECTIONS

The Regional Official Plan, approved September, 1982, identifies employment projections for the Region and for each Area Municipality. These projections are shown in Table No. XIII on the next page.

TABLE XIII

EMPLOYMENT DISTRIBUTION BY MUNICIPALITY
IN HAMILTON-WENTWORTH REGION

| Municipality | 1971 | % of Regional Total | 2001 | % of Regional Total |
|---|---|---|---|---|
| Stoney Creek | 6,900 | 4.4 | 29,000 | 10.0 |
| Flamborough | 3,400 | 2.2 | 6,500 | 2.2 |
| Dundas | 4,600 | 2.9 | 6,600 | 2.3 |
| Ancaster | 2,000 | 1.3 | 7,400 | 2.4 |
| Glanbrook | 1,500 | 1.0 | 7,000 | 2.4 |
| Hamilton | 138,500 | 88.2 | 233,500 | 80.5 |
| Hamilton-Wentworth | 156,900 | 100 | 290,000 | 100 |

Source: Hamilton-Wentworth Regional Official Plan

The Regional Official Plan projects a year 2001 employment for Stoney Creek of 29,000 persons. This projection maintains Stoney Creek's position as the second largest employment centre in the Region, behind the City of Hamilton. Moreover, Stoney Creek's proportion of total Regional employment would increase from 4.4% in 1971 to 10.0% in year 2001. The Town's employment would increase at an annual average rate of growth of 10.7% to the year 2001. Stoney Creek is to maintain its status as a significant employment centre.

Stoney Creek has a diversity of business and a large number of industries which provide the Town with a sound tax base and a wide range of employment opportunities. The Town is a significant industrial centre, having approximately 400 industrial firms with 8,500 employees.* Existing industrial establishments in the Town consist mainly of manufacturing, product assembly and sales and service industries. The Town's Industrial Corridor consists of approximately 720 ha (1779 acres) of serviced industrial lands of which approximately 270 ha (667 acres) have been already developed with industrial uses.* Commercial businesses within the Town comprise a total floor area of 49,240 square metres (530,000) with 1335 employees.** The Town's commercial activities are diverse in nature and include small-scale downtown commercial development, large community and neighbourhood shopping centres and strip commercial development catering to motor vehicle traffic along major roads. In addition, the Town contains some of the best fruit growing land in all Canada. Agricultural activities in the Town comprise approximately 5,502 ha (13,596 acres) including fruit farms as well as extensive farming operations, (such as field crop and livestock lands).***

In conclusion, Stoney Creek's diverse economic base provides a wide range of employment opportunities, urban and rural living environments, and a dynamic housing industry with the potential to accommodate its ever-increasing population.

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*Town of Stoney Creek Industrial Inventory, "Employment" Page 77 to 81, June, 1982.

** Town of Stoney Creek Commercial Inventory, June, 1981.

*** Town of Stoney Creek Agricultural Inventory and Fruit Farm Survey, February, 1981.

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